

# Lydda Garth Monmouth



**ROSCOE ROGERS KNIGHT**  
*Town and country properties*



# Lydda Garth

## Monmouth

This delightful three-bedroom detached bungalow in Trellech is exceptionally presented, having been remodelled and extended to extremely high standards, combining high-quality materials, fixtures and fittings throughout. It benefits from beautifully manicured, extensive gardens, a private tarmac driveway and an attached garage. Located on the edge of this popular village, south of Monmouth, the property enjoys the benefit of an excellent primary school and village pub/restaurant. There is easy access to the major road networks at Chepstow and Monmouth.

Originally constructed in the 1960s, this bungalow features a painted rendered exterior with reconstituted stone detailing at low level, together with decorative quoins and window cills. The property is fitted with inset uPVC double-glazed windows and doors, all set beneath pitched slate-tiled roofs, while the garage and utility/workshop areas are covered by fibreglass flat roofs. Internal features include moulded skirting boards and architraves, panelled and partially glazed doors, and low-voltage downlighting. Flooring comprises a mix of laminate, ceramic tiles and carpeting throughout. Heating is provided by an LPG-fired central heating boiler, complemented by a separately zoned underfloor heating system serving the entire property.

**The entrance is across a paved front terrace leading to a recessed open porch with a part-glazed uPVC door and side panels into:**

### **ENTRANCE HALLWAY: 5.20m x 1.83m (17'1" x 6'0")**

Pair of doors into utility cupboard with plumbing for a washing machine, domestic hot water storage tank, ports for underfloor heating, and boiler control systems. Doors lead into the following:



### **BEDROOM TWO: 3.53m x 3.73m (11'7" x 12'3")**

Window to the front overlooking the driveway. Pair of doors into recessed wardrobe with hanging rails at high level.



**SITTING ROOM/BEDROOM THREE: 3.83m x 4.56m (12'7" x 14'12")**

Picture window to the front. Feature electric simulated fire set into the chimney breast with Bath stone surround. Shelving at high level within the recess.



**MAIN BEDROOM: 3.40m x 5.45m (11'2" x 17'11") reducing to 2.87m (9'5")**

Picture window to the rear with attractive garden views. Part-glazed door into:



**WALK-IN WARDROBE:**

With shelving and hanging rails at high and low levels. Roof access hatch.

**EN-SUITE SHOWER ROOM:**

Velux roof light. White suite comprising a walk-in double shower with glazed front panel, mixer valve and fixed rain head. Fitted units set beneath a laminate worktop with two inset basins, a large mirror and shaver point above. Cupboards below. High-level WC. Ceramic tiling to high level on two walls and to the floor. Chrome towel radiator, downlighters and extractor fan.

**FAMILY BATHROOM:**

Velux roof light. White suite comprising a vanity unit with inset basin, mirror and shaver point above. Cupboards below. "P"-shaped bath with curved glazed screen, mixer valve and shower head on adjustable rail. High-level WC. Ceramic tiling to high level on two walls and to the floor. Chrome ladder radiator, low-voltage downlighters and extractor fan.



From the entrance hallway, a door leads into:

**OPEN-PLAN DINING AREA: 3.67m x 2.35m (12'0" x 7'9")**

Small window overlooking the rear garden. Open to the living area and kitchen.



**LIVING AREA: 6.00m x 3.28m (19'8" x 10'9")**

Picture window overlooking the main garden, with an electrically operated sun awning outside. To the side is a pair of sliding patio doors leading onto a timber-decked terrace. A wide opening leads into:



**OPEN-PLAN KITCHEN: 5.48m x 3.27m (17'12" x 10'9")**

Picture window to the front overlooking the front garden and a part-glazed external door to the side. Luxury fitted kitchen arranged along two walls with polished granite worktops. Inset one-and-a-half bowl sink and Bosch LPG stainless steel gas hob with matching extractor hood above. Panelled cupboard doors and drawers below, with built-in Bosch dishwasher. Bank of matching tall units incorporating a built-in Bosch double oven and fridge/freezer. Complementary wall units, some with glazed doors. Ceramic tiled splashbacks. Separate bank of tall cupboards housing a Worcester wall-mounted LPG gas boiler, providing domestic hot water and underfloor heating.



**OUTSIDE:**

**ATTACHED GARAGE: 2.90m x 4.65m (9'6" x 15'3")**

Automated electric roller shutter door to the front. Exposed natural stone wall. Concrete floor. Power and lighting, tap also. French doors leading to:

**UTILITY/WORKSHOP: 2.88m x 4.65m (9'5" x 15'3")**

Part-glazed door with matching side panel leading to the rear garden. One wall of exposed natural stone incorporating a low-level shelf. Belfast sink with ceramic tiled surround and electric water heater above. Ceramic tiled floor. Power and lighting. At the rear of the property is a paved ramp and steps with wrought-iron balustrading leading up to a flat roof terrace finished in fibreglass, with matching balustrading at each end.

**Two steps lead up to a part-glazed external door into:**

### ATTIC ROOMS (WITH RAKED CEILINGS THROUGHOUT):



#### ROOM 1: 3.13m x 2.34m (10'3" x 7'8")

Doors at low level into eaves storage. Central passageway with three doors leading to useful shelved storage cupboards. Bi-fold doors into a walk-in wardrobe with hanging rails and shelving.

#### ROOM 2: 3.18m x 3.10m (10'5" x 10'2")

Velux roof light. Three doors into eaves storage spaces.

#### FRONT GARDEN:

The property is approached from the road via a splayed entrance bordered by a natural stone wall and a pair of wooden gates. These open onto a tarmac driveway, providing ample parking, turning space and access to the single garage. The driveway is flanked by a beautifully maintained lawn and complemented by raised, well-stocked planted borders.

#### MAIN GARDEN:

To the rear of the property, a timber-decked sun terrace features an inset hot tub and benefits from an electrically operated sun awning. Beyond the terrace lies an attractive lawned garden with shaped, well-stocked borders and gravel pathways. Two wooden picket-style gates set within a high stone wall lead through to the productive kitchen garden, which includes raised timber planting beds and walkways. A timber potting shed with power, lighting and a paved surround is positioned on a lower level alongside a greenhouse. An arched wooden opening in the hedge leads into an extensive lawned area enhanced by sculpted, well-stocked borders and a variety of mature trees, including several fruit trees. The garden also incorporates two composting areas, while the boundaries are predominantly enclosed by established hedging.

## Asking price of £680,000

#### SERVICES:

Mains water and electricity. Private drainage. LPG gas central heating. Council Tax Band F. EPC rating to be confirmed.

#### DIRECTIONS:

From Monmouth, take the B4293 towards Chepstow for approximately five miles until you reach Trellech. Follow the road through the village and continue straight ahead at the right-hand bend in the road towards Catbrook. After a short distance, the property is the fourth on the right-hand side.



#### Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
  - We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
  - None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

